

1 **BILL NO. 2006-78**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO REPEAL AND REPLACE THE DOCUMENT ENTITLED "A
4 SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1997
5 EDITION," AS ADOPTED IN LVMC 16.02.010(B), AND TO PROVIDE FOR OTHER RELATED
6 MATTERS.

7
8 Proposed by: Paul K. Wilkins, Director of
9 Building and Safety

Summary: Updates the City's Administrative
Code, relating to the administration of the
various building and technical codes.

10 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
11 AS FOLLOWS:

12 SECTION 1: The document entitled "A Supplemental Document Amending the
13 Uniform Administrative Code, 1997 Edition," adopted in LVMC 16.02.010(B), is hereby repealed in
14 its entirety.

15 SECTION 2: The document entitled "A Supplemental Document Amending the
16 Uniform Administrative Code, 1997 Edition," which is attached hereto and incorporated by this
17 reference, is hereby adopted and incorporated in LVMC 16.02.010(B).

18 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or
19 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
20 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
21 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
22 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
23 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
24 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
25 invalid or ineffective.

26 SECTION 4: Whenever in this ordinance any act is prohibited or is made or declared
27 to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is
28 required or the failure to do any act is made or declared to be unlawful or an offense or a
misdemeanor, the doing of such prohibited act or the failure to do any such required act shall
constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than

1 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such
2 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

3 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
4 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
5 1983 Edition, in conflict herewith are hereby repealed.

6 PASSED, ADOPTED and APPROVED this _____ day of _____, 2007.

7 APPROVED:

8
9 By _____
10 OSCAR B. GOODMAN, Mayor

11 ATTEST:

12 BARBARA JO RONEMUS, City Clerk

13 APPROVED AS TO FORM:

14 Val Steed 12-7-06
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2007, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
15 OSCAR B. GOODMAN, Mayor

16 ATTEST:

17 BARBARA JO RONEMUS, City Clerk

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A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1997 EDITION

SECTION 1: Except as otherwise indicated, all section and chapter references contained in this Supplemental Document are to the Uniform Administrative Code, 1997 Edition.

SECTION 2: Certain provisions of this code may be parallel or similar to provisions of the International Building Code, 2006 Edition; International Residential Code, 2006 Edition; the Uniform Plumbing Code, 2006 Edition; the Uniform Mechanical Code, 2006 Edition; the National Electrical Code, 2005 Edition; or other similar code adopted by the City. The provisions of this Code and the provisions of the other referenced codes shall be applied to the extent possible. The Building Official shall have the discretion, in the interest of convenience for the City or the public, to apply the provisions herein or corresponding administrative provisions in any of the above-referenced codes. In the event of any conflict in administrative provisions, the provisions of Section 104 of this Code shall govern, unless otherwise deemed appropriate by the Building Official. Unless otherwise specified, the term "Department" refers to the department of the City charged with the enforcement of the codes referred to in this Section, and the term "Director" refers to the director of that department.

SECTION 3: Section 102 is hereby amended by adding a new Subsection 102.9, reading as follows:

102.9 Professional Office Conversions. A professional office building with an area of 1500 square feet or less which is converted from a residential occupancy pursuant to a valid zoning approval and whose conversion involves only minor exterior remodeling as allowed by the Building Official without expansion of the existing building, is exempt from the requirements of the International Building Code for commercial buildings (other than those contained in Chapter 11 and Chapter 34 thereof). All conversions larger than 1500 square feet shall conform to the new constructions requirements for a B Occupancy.

SECTION 4: Section 202 is hereby amended by deleting Subsection 202.1 and 202.6 and substituting therefor a new Subsection 202.1 and 202.6 reading as follows:

202.1 General. The Building Official is hereby authorized and directed to enforce all the provisions of this code and the referenced technical codes. For such purposes, the Building Official shall have the powers of a law enforcement officer. The Building Official shall have the sole power and discretionary authority to render interpretations, to modify or to suspend portions of this code and the referenced technical codes, and to adopt and enforce additional rules and regulations supplemental to this code and the referenced technical codes as may be deemed necessary to clarify and apply the provisions of this code and the referenced technical codes.

202.6 Authority to Disconnect Utilities. The Building Official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure or building service equipment therein regulated by this Code or by the technical codes, in case of emergency, where such building, structure or equipment is hazardous to life or property. The Building Official shall whenever possible notify the serving utility, the owner and the occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify in writing such utility, owner and occupant of such disconnection immediately thereafter. Such disconnection is also authorized in cases where a building or structure has been constructed, remodeled, repaired, energized or occupied in violation of this Code or any of the technical codes; provided, however, that notice and an opportunity for informal hearing shall first be afforded the owner and occupant.

SECTION 5: Section 204 is hereby amended to add new Sections 204.3 and 204.4, reading as follows:

204.3 Administrative Hearing. Whenever an actual or potential violation of any of the technical codes or this Code is identified by staff of the Department, either at the plan review stage or during construction, and the permittee or permit applicant desires an administrative hearing of the conclusion or decision, based upon code interpretation or hardship, the permittee or applicant may obtain such review from the Building Official's Hearing Committee. The Committee shall consist of:

- The Director, a Deputy Director, or another designee.
- An Inspection Supervisor or the Supervisor's designee.
- The Plans Examination Supervisor or the Supervisor's designee.
- Additional inspectors or technical persons, at the Director's discretion.

An application for administrative hearing shall be filed on forms made available by the Building Official and must be filed no later than 4:30 p.m. on the day preceding the appeal meeting to be held that week. The application should contain sufficient information to enable the Committee to perform its review. A filing fee of one hundred dollars (\$100.00) will be charged for each hearing. The Committee will meet within eight (8) days after an application has been properly filed, with notice thereof to the applicant. The applicant may, but is not required to, attend the hearing. The decision of the Committee shall be made by the Director or his designee, after receiving input from other Committee members. An applicant who is aggrieved by the Committee's decision may appeal that decision in accordance with Sections 204.1 and 204.2.

204.4 Appeals to City Council.

1. Right of Appeal. In accordance with State law, any aggrieved party who alleges that there is an error in any decision made by the board of appeals pursuant to Subsections 204.1 and 204.2 may appeal that decision to the City Council.

2. Manner of Appeal. An appeal may be initiated by filing with the Building Official, within 20 days after the decision by the board of appeals, a written appeal containing:

- a. A heading in the words: "Before the City Council of the City of Las Vegas";
- b. A caption reading "Appeal of" followed by the names of all appellants participating in the appeal;
- c. A brief statement setting forth the legal interest of each of the appellants in the building or land involvement in the decision;
- d. A brief statement in ordinary and concise language of the specific aspects of the decision that are being challenged;
- e. A brief statement in ordinary and concise language of the relief sought, such as that the decision should be reversed or modified; and
- f. A statement setting forth the legal or equitable basis of the relief sought by the appellant.

3. Processing of Appeal. Upon receipt of any appeal filed pursuant to this Subsection, the Building Official shall present it at the next available regular or special meeting of the City Council for the setting of a hearing date.

4. Appeal Hearing Date. Upon receiving a written appeal, the City Council shall fix a date, time and place for the hearing of the appeal by the Council. The date shall be not less than 21 days nor more than 60 days from the date the appeal was filed with the Building Official. Written notice of the time and place of hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the Building Official, either by causing a copy of the notice to be delivered to the appellant personally or by certified mailing postage prepaid, addressed to the appellant at the address shown on the appeal documents.

5. Waiver. Failure of any person to file an appeal in accordance with the above provisions shall constitute a waiver of the right to an administrative hearing and adjudication of the decision or order of the Building Official.

6. Issues Considered. Only these matters or issues specifically raised by the appellant in the written appeal shall be considered on the hearing of the appeal.

7. Vote. A majority vote of the City Council shall be necessary to reverse or modify any order or decision of the board of appeals.

SECTION 6: Section 301 is hereby amended by deleting Subsection 301.1 and substituting therefor a new Subsection 301.1 and a new Subsection 301.1.1, reading as follows:

301.1 Permits Required. Except as specified in Subsection 301.1.1 of this Section or in Section 26 of this Supplemental Document, no building, structure, building service equipment or onsite improvement regulated by this Code or any of the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate, appropriate permit for each building, structure, building service equipment or onsite improvement has first been obtained from the Building Official. If work is commenced before a necessary and appropriate permit for the work has been obtained, the Building Official is authorized to charge an additional fee in the amount of the building permit fee (i.e., a double fee).

301.1.1 Licensing Requirements. No building permits shall be issued for building work which is required to be performed by a licensed contractor under NRS Chapter 624 unless the applicant is appropriately licensed by the State of Nevada and is licensed to do business within the City. Whenever two or more trades (building, plumbing, mechanical, or electrical) are to perform work on a project, a general contractor must be retained for the project, unless this requirement is waived by the Building Official. A general contractor to whom a permit is issued shall be responsible for all work authorized for the project and shall post at the job site a list of all subcontractors doing work on the job with their names, their State subcontractor's license numbers and classifications and their City business license numbers. Mechanical, electrical and plumbing subcontractors shall register with the Department when all permits have been taken out by the general contractor. Contractor and subcontractors must meet all applicable qualifications and requirements described in the technical codes.

NOTE: Additional licensing requirements concerning plumbing work are contained in Sections 23 to 30, inclusive, of this Supplemental Document. Additional licensing requirements concerning mechanical work are contained in Sections 31 to 34, inclusive, of this Supplemental Document.

SECTION 7: Section 301 is hereby amended by deleting Subsection 301.2.1, including its constituent subdivisions and substituting therefor a new Subsection 301.2.1, reading as follows:

301.2.1 Work Exempt from Permit. A building permit shall not be required for the following:

1. Construction work on property owned by the United States or on property owned by any other governmental entity, to the extent exempted by State law.

2. Amusement devices and structures, including merry-go-rounds, ferris wheels, rotating conveyances, slides and similar devices, and any other accessory structure consisting of a cover or roof whose use is necessary for the operation of any such device or structure when such device or structure is used for less than 30 days. A storage building or detached structure that is not an integral part of an amusement device or structure does not qualify as an exempt accessory structure for purposes of this paragraph. The exemption contained in this paragraph likewise does not apply to any electrical, mechanical or plumbing work that is to be done in connection with amusement devices or structures that are to be used on a site.

3. Oil derricks.

4. Movable cases, counters and partitions that do not exceed 5 feet 9 inches in height and not containing electrical branch circuits.

5. Privately owned water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one.

6. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below, when built in conjunction with a building that is classified as a Group R, Division 3 one-family or two-family dwelling or a U Occupancy.

7. Painting, papering and similar finish work, except for trim and decorative work exceeding 0.5 pounds per square foot or 0.35 pounds per lineal foot in weight.

8. Temporary motion picture, television and theater stage sets and scenery.

9. Window awnings supported by an exterior wall of a Group R, Division 3 one-family or two-family dwelling, or a U Occupancy, when projecting not more than 54 inches.

10. Residential television or radio antennas whose height design does not exceed 10 feet above the height of the tallest structure on the property, and so located that the distance to the nearest property line is equal to or greater than the total height of the antenna mast.

11. Construction directly relating to the delivery of a utility service, built by a public utility company operating under the control of the Public Service Commission. This exemption applies only to buildings, structures, or service equipment that is directly used in utility generation or distribution and is installed on properly registered easements belonging to water, gas, power, telephone, or other utility companies governed under the State of Nevada Public Service Commission, another State agency, or a public franchise. This exemption does not apply to office buildings, grading, occupied support buildings and general site development.

12. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved 120-volt receptacle, when that cord or cable is permitted by the Electrical Code.

13. The repair or replacement of fixed motors or fixed approved appliances of the same type and rating in the same location.

14. The installation, alteration or repair of electrical wiring, apparatus or equipment for the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public utility in the exercise of its function as a serving utility.

15. Any portable unit refrigerating system (cooling only) as defined in the Mechanical Code.

16. Any wall, including a retaining wall, that is not over two feet in height, measured from the low finished grade to the grade on the opposite side. This exemption does not apply to:

- a. Any wall that supports a surcharge;
- b. Any wall (including a patio wall) that retains flammable liquids; or
- c. Any wall of combined materials that exceeds 2 feet in height.

NOTE: Exemption from the permit requirements of this Code shall not be deemed to authorize any work to be done in violation of the provisions of the technical codes or any other City ordinances or regulations.

SECTION 8: Section 301 is hereby amended by adding thereto a new subsection, designated as Subsection 301.3, reading as follows:

301.3 Manufactured Housing, Travel Trailer and Recreational Vehicle Permits.

1. Manufactured Housing Installations (R-MH or R-MHP District).

Manufactured Housing installations are under the jurisdiction of the Nevada State Department of Business and Industry. The units shall bear a seal from a recognized approval agency.

2. Travel Trailers or Recreational Vehicles (R-MH or R-MHP District). Travel trailers or recreational vehicles are under the jurisdiction of the Nevada State Department of Business and Industry.

3. Temporary Residential Use Pending Construction. Nothing in this Code or the technical codes shall be deemed to prohibit any owner of a lot or parcel of land from parking his own manufactured home or recreational vehicle thereon and living therein. Before placing or parking the manufactured home or recreational vehicle, the owner must:

a. Obtain a building permit for a permanent residence to be located on the same lot and for the owner's use;

b. Execute in the City's favor a surety bond or equivalent, in accordance with the provisions of Paragraph (4) below:

c. Obtain a permit for the temporary placement of the manufactured home or recreational vehicle; and

d. Provide the proper sanitary facilities in the manner required by the Clark County Health District.

The period of occupancy may not exceed one year after the permit for temporary placement is issued. Upon written request, the Building Official may grant a single extension of time of up to six months.

4. Surety for Removal. The surety bond required by this Subsection shall be in the amount of one thousand dollars (\$1,000.00), shall secure the removal of the manufactured home or recreational vehicle, and shall be conditioned upon the owner's maintaining in force a valid building permit during the entire time the manufactured home or recreational vehicle is in place. As an alternative to the surety bond, the owner may deposit the sum of one thousand dollars (\$1,000.00):

a. With the City Treasurer, to be refunded upon full compliance with this Subsection; or

b. With a financial institution, provided that the owner, the City and the financial institution have entered into a security agreement that is acceptable to the City Attorney. The arrangement described in this Subparagraph (b) is referred to below as cash-in-lieu-of-bond.

5. Temporary Placement for Contractor/Security Purposes.

Nothing in this Code or the technical codes shall be deemed to prohibit the temporary placement of a manufactured home or travel trailer for the use of a contractor engaged in construction work on the same parcel of land. In addition, a manufactured home or travel trailer may be temporarily placed upon any commercially zoned lot or parcel of land to be used for security purposes when approved by the Building Official. Any placement of a temporary manufactured home or travel trailer for the purpose of living there shall be subject to the requirements concerning installation, permitting, bonding, and time limits as set forth in Paragraphs (3) and (4) above. Any such manufactured home or travel trailer shall be properly installed and maintained in accordance with this Subsection.

6. Temporary Placement of Manufactured Building for Commercial Operation. Nothing in this Code or the technical codes shall be deemed to prohibit a commercial operation from temporarily operating within a manufactured building when the use has been approved by the City Council. In the event of Council approval, the duration of the temporary use shall be in accordance with this Subsection or as determined by the City Council. The period of occupancy may not exceed one year from the date of approval. The Building Official may, upon written request, grant a single six-month extension, provided that a valid building permit is in force at the time the extension is requested and the City Council has approved the extension. Any such manufactured home or travel trailer shall be properly installed and maintained in accordance with this Subsection.

7. Enforcement. Enforcement of the provisions of this Subsection 301.3 shall be in accordance with this Paragraph (7). Each reference in this Paragraph (7) to the term "manufactured home" includes a travel trailer or recreational vehicle.

a. Whenever the Building Official or his designee finds that a manufactured home has remained on the permit holder's property for a period in excess of the limits specified above, he may issue a written notice and order to comply to the principal and to any surety on the bond. Notice to the principal is sufficient if sent by certified mail, return receipt requested, to the address provided by the principal on the application for the permit. The notice and order shall state the estimated cost of removal, and provide that if the manufactured home is not removed within (30) days from the date of notice, the bond shall be forfeited.

b. Any permit holder or surety who believes that no violation described in Paragraph (7)(a) above has occurred may, within 15 days after the date of the notice and order, apply in writing to the Department for a hearing. The Department shall forthwith set a date for said hearing, with at least five days written notice to the requesting party. The hearing shall be conducted by the Building Official or his designee.

c. The compliance order shall be stayed from the date a timely hearing request is received by the Department until a decision is rendered by the

Department, and by the City Council in the event of a timely appeal of the Department's decision.

d. After the requested hearing, the Building Official may rescind, modify or affirm the order of compliance.

e. Within ten days after the date the Department's decision is rendered, the permit holder or surety may, if dissatisfied, appeal to the City Council by filing a written notice of appeal with the Department.

f. Upon receipt of an application from the person required to remove the manufactured home and an agreement by such person to comply with the order if allowed additional time, the Building Official or his designee may, at his discretion, grant an extension of time, not to exceed an additional one hundred and eighty (180) days, within which to remove the manufactured home. The Building Official or his designee's authority to extend time is limited to the removal of the manufactured home and shall not in any way affect the time to appeal the notice and order.

g. After receipt of a notice and order to comply, the surety must, within the time limits specified above, either cause the manufactured home to be removed or pay over to the Department the cost of removal after said manufactured home is removed by the Department. The Building Official or his designee may proceed by such mode as is deemed convenient to cause the manufactured home to be removed. The Building Official or his designee may, in accordance with City contracting procedures, hire a private contractor to remove manufactured home.

h. If a cash bond has been posted, notice of default as provided shall be given to the principal, and if the compliance is not obtained within the time limits specified, the Building Official or his designee may proceed without further notice to use the cash deposit or any portion of such deposit to cause the manufactured home to be removed, by contract or otherwise. The balance, if any, of such cash deposit shall, upon the completion of the work, be returned to the depositor or to his successors or assignee after deducting the cost of the work.

i. If cash-in-lieu of bond has been deposited, the notice of default shall be given to the principal, and if the compliance is not obtained within the thirty (30) days specified, the Building Official or his designee may withdraw the deposited funds and use them to cause the manufactured home to be removed by contract or otherwise. The balance, if any, shall upon the completion of the work, be returned to the depositor or to his successors or assignee after deducting the cost of the work.

j. In any instance where the Building Official or his designee has caused a manufactured home to be removed, such manufactured home may be placed in storage at any location within Clark County, Nevada, and all costs of that storage shall be borne by the owner of such mobile home upon reclaiming the

manufactured home. Upon the owner' failure to pay storage costs, such manufactured home may be sold in accordance with NRS Chapter 108.

k. Any costs in excess of the forfeited bond amounts shall be charged to the principal. Where the full amount due to the City is not paid by the principal within 60 days after the City has removed the manufactured home, the Building Official or his designee may request the City Attorney to commence appropriate legal proceedings to obtain payment.

8. Adoption of Guidelines. The Department may adopt procedural guidelines to be used in implementing this Subsection 301.3.

SECTION 9: Section 301 is hereby amended by adding thereto three new subsections, designated as Sections 301.4, 301.5 and 301.6, respectively, reading as follows:

301.4 Grading Permit-Acreage Limitations. In order to minimize the environmental impacts of large-scale grading, a grading permit shall authorize the grading of no more than 120 acres at a time. The Building Official may increase the acreage authorized for grading in the case of:

1. Golf course development; or
2. Other large-scale development, if the applicant or permittee demonstrates to the satisfaction of the Building Official that enhanced dust control mitigation measures are in place to ensure that the increase in grading activity will not adversely impact neighboring properties.

301.5 Moving of Buildings.

1. In order to move any building or structure to or from a location within the City, a moving permit must be obtained in advance. The application for a permit must describe the proposed new location for the building or structure. After a permit is issued, but before the building or structure is moved, the applicant must contact a Supervisor of Building Inspections to schedule field inspections of the building that is to be moved and the site from which it is being moved. Field inspections may include, without limitation, the following items:

- a. Visible structural integrity of the structure.
- b. Required or proposed means of egress.
- c. Electrical wiring and grounding.

d. Plumbing and gas line location, and compliance with applicable codes.

e. Site safety, including the capping of lines, disconnection of electrical power, filling of holes, and removal of other potential hazards.

The moving of buildings shall be subject to the requirements (and the prior approval, if applicable) of the Traffic Engineering Division of the Department of Public Works, the Nevada Department of Transportation, and any other agency having jurisdiction.

2. With regard to any structure proposed to be moved to a location within the City, whether it is proposed to be moved from another location within the City or from a location outside the City, the application for a moving permit shall be accompanied by an application for a building permit, including the submittal of plans of the type and extent that would be required for the initial erection of that structure and comply with current codes. The Department is authorized to require letters from design professions verifying structural integrity and compliance with the International Energy Code. The review and approval of those plans shall also include and be subject to review and verification by the Department of Planning and Development, and the Land Development Division that the proposed location of the building, whether permanent or temporary, is permissible and appropriate under applicable zoning and development regulations.

301.6 Demolition Permits. A separate permit is required for each building, address or suite at which demolition is to occur. Any sewer investigation permit which is required must be obtained prior to the issuance of a demolition permit.

SECTION 10: Section 302 is hereby amended by deleting Subsection 302.3 and substituting therefor a new Subsection 302.3, reading as follows:

302.3 Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper whose sheets will be of a uniform size not to exceed 42 x 30 inches in size. The plans and specifications shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and to show in detail that the work will conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations.

SECTION 11: Section 303 is hereby amended by deleting Subsection 303.4 and substituting therefor a new subsection 303.4, reading as follows:

303.4 Expiration. Every permit issued by the Building Official with respect to work governed by the technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, as documented by an inspection, or if the building or work authorized by such permit is suspended or abandoned at any time after

the work is commenced for a period of 180 days, as documented by an inspection. Permits shall also expire when corrections which have been required by means of a notice to correct have not yet been completed within thirty (30) days after such inspection. Before such work can be recommenced, a new permit therefor shall first be obtained, and the fee therefor shall be one half the amount required for a new permit for such work, provided that no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee and shall be subject to all development/impact fees current at the time of the new permit.

Any permittee holding an unexpired permit may apply for an extension of the time within which to commence work under that permit when the permittee is unable to commence work within the time required by this Section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The Building Official may extend a permit more than once.

SECTION 12: Section 304 is hereby amended by deleting Subsection 304.1, 304.2, and 304.3, and substituting therefor new Subsections 304.1, 304.2, and 304.3, reading as follows:

304.1 General. Fees shall be assessed in accordance with the provisions of this Section and the fee schedules adopted in connection with this Supplemental Document. Political subdivisions which by law are exempt from the payment of building permit fees are not exempt from:

1. The plan review fees described in this Section 304:
2. Sewer connection fees; or
3. Any other development-related fee, except to the extent provided by law.

304.2 Permit Fees. The fee for each permit shall be provided in set forth in Table Nos. 3-A through 3D, as adopted in connection with this Supplemental Document and amended by the City Council from time to time.

The determination of value or valuation under this Code or any of the technical codes shall be made by the Building Official. The valuation to be used in establishing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and other permanent equipment. In order for the Building Official to determine the valuation for purposes of establishing the building permit and building plan review

fees, the applicant must provide a total construction valuation for each project, including the builder's profit, if applicable. The valuation to be used by the Building Official shall be the greater of the declared valuation or the valuations as calculated from the Chart of Minimum Valuation Per Square Foot, which is attached to Table No. 3-A.

304.3 Plan Review Fees.

1. When the submission of plans or other data is required by Section 302, a plan review fee shall be paid at the time plans and specifications are submitted. The building plan review fee for buildings or structures shall be as set forth in Table No. 3-A, calculated at 65 percent of the building permit fee. An additional fee shall be charged for zoning requirement review.

2. No separate plan review fee shall be charged for repetitive permits for electrical, mechanical or plumbing work when all permits (building, electrical, mechanical, and plumbing) are sought on one application. When separate permits by trade area are requested, plan review fees for electrical, mechanical and plumbing work for each permit shall be as set forth in the Notes to Table No. 3A.

3. The plan review fee for grading work shall be as set forth in Table No. 3-B.

4. If two or more buildings (residential dwellings) are to be built from a single model building plan without substantial modifications, as determined by the Building Official, and the model building plan is submitted by any one building contractor while the Building Code under which the plans were approved by the Building Official are in effect, then:

a. The plan review fees for each model building plan shall be sixty-five percent (65%) of the aggregate building permit fees, plus \$50.00 for each additional exterior design elevation.

b. An additional issuance fee for each subsequent use of that model plan (tract house) shall be paid, in the amount of \$50.00.

5. Plan review for repetitive plans is valid for the period during which the Building Code under which plans were reviewed is in effect. Plans must be resubmitted within 6 months after the adoption of a more recent edition of the Building Code. Plan review fees shall be sixty-five percent (65%) of the building permit fee.

6. Plan review for non-repetitive plans is valid for 6 months after approval. Unless permits are issued within that period, plans must be re-reviewed under the then-current Building Code and new plan review fees paid.

7. The plan review fees described in this Subsection 304.3 are separate and in addition to the permit fees described in Subsection 304.2 of this Section.

8. Where plans are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table No. 3-C.

9. Where a permit has been issued, and subsequently the builder, owner or representative requests a change in the plan which would require the preparation of new permit documentation, an additional fee shall be charged in the amount of \$50.00 for each new permit required.

SECTION 13: Section 304 is hereby amended by adding to Subsection 304.6 thereof a new paragraph, reading as follows:

Except with respect to fees erroneously collected, administrative issuance fees and zoning requirement review fees will not be refunded.

SECTION 14: Section 304 is hereby amended by adding thereto three new subsections, designated respectively as Subsections 304.7, 304.8 and 304.9, reading as follows:

304.7 Moving Permit Fees. For moving a building or structure, the fee shall be as set forth in Table No. 3-C.

304.8 Demolition and Related Permit Fees. The fee for any demolition permit and related sewer investigation permit, as set forth in Table No. 3-C, shall be paid at the time of issuance of the permit and prior to any demolition work being done by the permittee. The fee must be paid for each permit required by or described in Subsection 301.6.

304.9 Other Fees. See Table Nos. 3-C and 3-D.

SECTION 15: Section 305 is hereby amended by deleting Subsection 305.5 and substituting therefor a new Subsection 305.5, reading as follows:

305.5 Required Building Inspections. All work regulated by this Code and the technical codes must be inspected and approved before being covered or concealed, and finished work must be inspected and approved before occupancy. The sequence and types of required inspections will be indicated on the inspection report card. The absence of such indication shall not be deemed to waive any inspection requirement. The Building Official, upon notification, shall make inspections that may include, but are not limited to, the following, and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent of construction that fails to comply with this Code or the technical codes:

1. Foundation Inspection. To be made after excavations for footing are complete and required reinforcing steel is in place. For concrete foundations, required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except when concrete is ready-mixed in accordance with approved nationally recognized standards, the concrete need not be on the job. When the foundation is to be constructed of approved treated wood, additional inspections may be required by the Building Official.

2. Concrete slab or under-floor inspection. To be made after in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the subfloor.

3. Frame inspection. To be made after the floor, framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes, and ducts are approved.

4. Lath and/or wallboard inspection. To be made after lathing and wallboard, interior and exterior, is in place but before plaster is applied or before wallboard joists and fasteners are taped and finished.

5. Final inspection. To be made after finish grading and the building is completed and ready for occupancy.

SECTION 16: Section 306 is deleted in its entirety with no substitution.

SECTION 17: Section 307 is deleted in its entirety with no substitution.

SECTION 18: Section 308 is hereby amended by adding thereto two new subsections, designated as Subsections 308.3 and 308.4, respectively, reading as follows:

308.3 Construction Power. The Building Official may authorize temporary construction power, which is a privilege granted solely for convenience.

308.4 Revocation of Temporary Connection or Construction Power. Temporary connections of construction power may be revoked, upon written notice, for the use of temporary construction power for permanent occupancy, and may be revoked with or without notice for tampering with the electrical service panel in violation of the National Electrical Code and utility company requirements, or in the event work is suspended or abandoned as described in Subsection 303.4.

SECTION 19: Subsection 309.1 is hereby amended by deleting both the first paragraph thereof and the exception that follows and substituting for that paragraph and exception the following paragraph:

309.1 Use or Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has approved the building or structure for occupancy, either by means of a Certificate of Occupancy or by the approval of a final inspection.

SECTION 20: Subsection 309.3 is hereby amended by adding thereto a new paragraph, reading as follows:

For purposes of enforcing this Code, existing buildings for which a Certificate of Occupancy has never been issued shall be deemed to have been issued a Certificate. Nothing in this paragraph, however, shall be construed to mean or imply that any such building complies with the requirements and provisions of the technical codes.

SECTION 21: Section 309 is hereby amended by adding thereto a new subsection, designated as Subsection 309.7, reading as follows:

309.7 Utilities. Upon revocation of a Certificate of Occupancy, the Building Official may order the disconnection or discontinuance of utility services upon at least three (3) days written notice to the owner and occupant.

SECTION 22: Table Nos. 3-A to 3-H, inclusive, are hereby deleted in their entirety, and new Table Nos. 3-A, 3-B, 3-C, and 3-D, which are attached hereto and incorporated by this reference, are adopted in lieu thereof.

PROVISIONS RELATING TO THE PLUMBING CODE

SECTION 23: In connection with the administration and enforcement of the Uniform Plumbing Code, 2006 Edition, the provisions which are set forth as Sections 24 to 30, inclusive, of this Supplemental Document are hereby adopted.

SECTION 24: GENERAL PROVISIONS.

A. It is unlawful for any person to conduct, carry or engage in the business of plumbing or act in the capacity of a plumbing contractor without first having obtained a license from the State of Nevada Contractor's Board to carry on the trade of plumbing.

B. It is unlawful for any person to conduct, carry on or engage in the business of installing, altering or repairing sewers or private sewage disposal systems without first having obtained a license from the State of Nevada Contractors Board to carry on the trade of plumbing.

C. The minimum job site requirement for an individual leading or directing the installation of plumbing shall be a Southern Nevada licensed journeyman plumber.

D. Contractors and their employees engaged in the construction of underground utility lines are exempt from provisions of this Chapter requiring a Certificate of Qualification, but such contractors must possess both valid State Contractor's License and a City business license to carry on the business of contracting, as distinct from engaging in the business of plumbing.

SECTION 25: DEFINITIONS AND QUALIFICATIONS OF CONTRACTORS AND PLUMBERS.

A. A Plumbing Contractor is a person who holds a license from the State of Nevada Contractors Board and a business license from the City to carry on the trade of plumbing.

B. A licensed Journeyman Plumber is a person who has successfully passed an examination issued by an approved agency in Clark County.

C. A Qualified Individual or QI is a person who has passed an appropriate examination(s) of the State of Nevada Contractors Board subsequent to July 1, 1985, and otherwise meets the qualifications of, and has been accepted by, the State of Nevada Contractors Board as a Qualified Individual in one or more of the subcategories of plumbing contracting (or as appropriate to the work to be permitted) after July 1, 1985.

D. Notwithstanding anything to the contrary in Sections 301 through 309 of this Code, as adopted by the City, the Building Official may authorize approved contractors to install, inspect and verify the proper installation of water heaters and water softeners, without the need to obtain a permit prior to the installation or to obtain an inspection of the work by the City following the installation. In such cases, the Building Official may issue permits for the installation of water heaters and water softeners after the work has been completed and charge an appropriate fee in connection therewith. Each installation must be properly verified, tagged and documented in accordance with procedures set forth by the Building Official. For the purposes of this Subsection, an "approved contractor" is one who:

1. Is properly licensed for the type of work to be performed;
2. Has successfully completed a course on the installation of water heaters and water softeners provided by the City; and
3. Has been approved by the City to participate in the program described in this Subsection.

SECTION 26: PERMITS; WORKSITE REQUIREMENTS

A. Permits may be issued to plumbing contractors having a State of Nevada Contractor's license and City business license for any plumbing or drainage work regulated by the Uniform Plumbing Code.

B. Permits may be issued to any properly licensed person to install, alter or enlarge irrigate systems, providing that required backflow prevention devices are installed to existing water lines.

C. Permits may be issued to licensed fire sprinkling contractors or licensed plumbing contractors for the installation of automatic fire extinguishing systems, provided that all work conforms to the requirements of the most recent edition of the National Board of Fire Underwriters Standard #13.

D. Permits may be issued to any person to do plumbing or drainage work regulated by the Uniform Plumbing Code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings or quarters in connection with such buildings, provided that such person is the bona fide owner of such dwelling and accessory buildings or quarters, and the same are occupied or designated to be occupied by said owner.

E. A permit may be issued for the original installation of permanent and rental water softening equipment, provided the work done involves only minor changes in the existing water lines. Every application for a permit shall be accompanied by a sketch or drawing of the proposed installation. The person making the installation, at a minimum, must have successfully passed an examination given by an approved agency for a limited certificate of competency, permitting the holder to make minor changes in the present water system to install only permanent and rental water softening equipment. If the installation involves connecting to the drainage system, this work must be done by a certified plumber unless the building is provided with a drain connection suitable for the purpose of connecting a water softener. For purposes of this paragraph, "minor changes" in the water system shall be construed to mean that no more than one cut into the existing water lines will be required.

F. A permit may be issued to any general engineering contractor, or to any sewer, sewage disposal, drain and pipelaying contractor, pipeline contractor or industrial piping contractor licensed by the State of Nevada, for work within that contractor's respective specialty or specialties, for the construction and installation of sewer, water, or other underground utility lines on private or public property up to a point not less than five (5) feet from the building and, with respect to a manufactured home or recreational vehicle park, for installation of pipeline systems in accordance with approved plans.

G. A permit may be issued to any refrigeration or air conditioning contractor who holds both a valid State of Nevada Contractor's License, Classification

C-21 (a) or (b), and a valid business license issued by the City, to install gas piping which is directly related and necessary to the repair or replacement of a refrigeration, heating or air conditioning system, not exceeding 500,000 BTUH per permit (based on natural gas input). The permittee shall only use qualified workers who have met City requirements for installation of gas lines. The permittee shall not modify or alter any gas piping except for that gas piping allowed by this Subsection.

H. At least one licensed Journeyman Plumber must be on any job site while work is being performed.

I. Notwithstanding anything to the contrary in Sections 301 through 309 of this Code, as adopted by the City, the Building Official may authorize approved contractors to install, inspect and verify the proper installation of water heaters and water softeners, without the need to obtain a permit prior to the installation or to obtain an inspection of the work by the City following the installation. In such cases, the Building Official may issue permits for the installation of water heaters and water softeners after the work has been completed and charge an appropriate fee in connection therewith. Each installation must be properly verified, tagged and documented in accordance with procedures set forth by the Building Official. For purposes of this Subsection (I), an "approved contractor" is one who:

1. Is properly licensed for the type of work to be performed;
2. Has successfully completed a course on the installation of water heaters and water softeners provided by the City; and
3. Has been approved by the City to participate in the program described in this Subsection (I).

SECTION 27: PLAN/CALCULATION PREPARATION

When plans and calculations are not stamped with the seal of an architect or engineer who is responsible for the work, the plumbing contractor shall be responsible for design and conformance with this Code. The plumbing contractor shall provide on any plans a title block which includes the plumbing contractor's company and individual names and the State Contractor's License Number.

EXCEPTION: An owner-builder may prepare plans for the owner-builder's own home. An owner-builder shall provide a title block and sign the building plans.

SECTION 28: OCCUPANCY FEES FOR SEWER CONNECTION (See Chapter 14.04 of the Las Vegas Municipal Code for Schedule of Fees.)

Occupancy fees for sewer connection shall be due at the time of issuance of building permit or occupancy change. An application for occupancy change shall include the deposit for any additional fees that required to be paid. Credit for existing

sewer shall be applied to the new sewer fees based on previous type of occupancy and only when the new occupancy requires an additional fee. The Building Official may authorize the refunding of sewer connection fees which are erroneously paid or collected and in instances where construction is not performed. All applications for refunds must be filed in writing by the original permittee not later than 180 days after the date of payment. All refunds are subject to an administrative fee to cover the processing of permits and refund applications. The administrative fee shall be \$50.00, or twenty percent (20%) of the total connection fee, whichever is less.

SECTION 29: SEWER TRUNK EXTENSION AND OVERSIZING REFUNDING AGREEMENTS

A. Sewer trunk extensions and oversizing necessary to serve real property within the City which is incapable of being served by existing sewer trunks may be installed pursuant to refunding agreements, at the discretion of the Director of Public Works, in accordance with the following procedures:

1. An applicant for a "sewer extension" refunding agreement will file an application with the Department of Public Works, accompanied by an approved design of the proposed installation.

2. When a "sewer oversizing" refunding agreement is required, the Department of Public Works shall designate the sizing for the proposed trunk extension; the depth at which it shall be installed; the number, location and type of appurtenances to be included therein; and the location of the area from which the refund therefor will be derived. Two designs shall be prepared for the project, an oversizing design and a base design meeting the capacity needs of the development. Both designs shall have matching pipe crown elevations.

3. Upon receipt of approved design plans, the applicant shall submit to the Department of Public Works at least three (3) written bids (sealed) from licensed sewer contractors for the construction of the proposed sewer extension in accordance with the approved plans therefor; provided, however, that the Director of Public Works, at his discretion and upon good cause shown, may waive the requirement of those written bids.

4. Sewer refunding agreements are based on the lowest responsible bid. Oversizing costs are based on the lowest cost differential between the oversizing design bid and the base design bid. Reimbursable extension costs are based on the lowest bid minus the oversizing costs. Costs involving rock or hard material excavation shall not be included in the original refunding agreements. If the developer encounters rock or hard material excavation, the developer shall notify Off-site Inspection and Testing who will document the amount of hard material excavation encountered. The developer may request an amendment to the agreement based on the amount of hard material excavation encountered. As a prerequisite for City

consideration for payment for rock or hard material excavation, notification will be provided to the City prior to commencement of work.

5. Any sewer trunk extension and appurtenant installation under a refunding agreement shall conform to Design and Construction Standards for Wastewater Collection Systems then in force in the City, and shall be subject to the acceptance by the City prior to the use thereof.

6. Upon the completion of construction of any such sewer trunk extension, "as built" plans of said installation shall be filed with the Department of Public Works.

B. Recovery of extension costs shall apply only to that portion of the extended sewer trunk in excess of two hundred (200) feet from its connection to the existing sewer trunk (the "trunk extension subject to refunding") and terminating at the nearest point of the development. The amount recoverable thereunder shall be as specified in the agreement but not to exceed ninety-five (95%) of the amount, based on the lowest acceptable bid, actually expended by the applicant, after any appropriate adjustment in cost, in the construction of the trunk extension subject to refunding; provided, however, that the cost resulting from any oversizing of such extended sewer trunk at the request of the City shall be pursuant to separate agreement and shall be paid after the acceptance by the City of such extended sewer trunks, or as specified in the agreement.

C. Unless otherwise provided by agreement, refunds pursuant to each refunding agreement shall be made by the City on or before the anniversary date of the refunding agreement in each year on the basis of and shall be limited to \$125.00 for each sewer connection fee received during the preceding 12 months from properties adjacent to the limits of the extension agreement. The right to any refund thereunder shall expire on the tenth anniversary of the execution of such agreement. In no event shall the aggregate refund to be made under any such refunding agreement ever exceed ninety-five percent (95%) of the costs expended by the applicant in connection with the installation of the trunk extension subject to refunding.

D. Unless otherwise specified by agreement, refunds associated with sewer extensions and reimbursements associated with oversizing shall be made to the applicant.

SECTION 30: FEES. Fees related to plumbing permits and plumbing work shall be as set forth in Table Nos. 3-A and 3-C.

PROVISIONS RELATING TO THE MECHANICAL CODE

SECTION 31: In connection with the administration and enforcement of the Uniform Mechanical Code, 2006 Edition, the provisions which are set forth as Sections 32 to 34, inclusive, of this Supplemental Document are hereby adopted.

SECTION 32: LICENSING. Any person, firm or corporation engaged in the business of installing, repairing, servicing, maintaining or improving heating and air conditioning equipment or ductwork in the City shall first secure a State of Nevada Contractor's License and a City business license. Those licenses must be kept valid as long as the licensee is engaged in any business described in this section.

SECTION 33: QUALIFIED PERSONS.

A. It is unlawful for any person to install, alter, reconstruct, repair or maintain any heating, ventilating, air conditioning or refrigeration equipment or evaporative cooler or cooling tower as described in this Code, unless such person is a qualified person or a regular salaried employee of a qualified person, in which latter case the qualified person shall be responsible for all work done by such employee.

B. The term "qualified person" shall be deemed to mean a person, firm or corporation holding both a valid contractor's license issued by the State of Nevada and a valid City business license, or a person who qualifies under Subsection (C) of this Section.

C. Any permit required by this Code may be issued to any person doing any construction or work regulated by this Code in a single family dwelling used exclusively for living purposes, including usual accessory buildings and quarters in connection with such single family dwelling, provided that:

1. Such person is a bona fide owner of such dwelling, accessory building and quarters;

2. The same are occupied by or intended to be occupied by such owner;

3. For the installation of any equipment, such owner applies for and obtains a permit for such construction work; provided, however, that no permit will be required for the repair, service or maintenance of existing equipment.

SECTION 34: Fees.

Fees related to mechanical permits and mechanical work shall be in accordance with Fee Table No. 3-A and 3-C.

TABLE NO. 3-A BUILDING PERMIT FEES

NOTE: Fee categories marked with an asterisk represent an alternate method of calculating mechanical, plumbing and electrical permit fees for new Group R Occupancies.

VALUATION IN DOLLARS		BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
1 to	500	14	9	1	2	3	3	8
501 to	600	15	10	1	2	3	3	8
601 to	700	17	11	1	3	3	3	9
701 to	800	20	13	1	3	4	4	11
801 to	900	21	14	1	3	4	4	11
901 to	1000	23	15	1	3	5	5	13
1000 to	1100	26	17	1	4	5	5	14
1101 to	1200	28	18	1	4	6	6	16
1201 to	1300	30	20	2	5	6	6	17
1301 to	1400	31	20	2	5	6	6	17
1401 to	1500	33	21	2	5	7	7	19
1501 to	1600	35	23	2	5	7	7	19
1601 to	1700	37	24	2	6	7	7	20
1701 to	1800	40	26	2	6	8	8	22
1801 to	1900	41	27	2	6	8	8	22
1901 to	2000	42	27	2	6	8	8	22
2001 to	3000	61	40	3	9	12	12	33
3001 to	4000	65	42	3	10	13	13	36
4001 to	5000	71	46	4	11	14	14	39
5001 to	6000	78	51	4	12	16	16	44
6001 to	7000	87	57	4	13	17	17	47
7001 to	8000	96	62	5	14	19	19	52
8001 to	9000	101	66	5	15	20	20	55
9001 to	10000	105	68	5	16	21	21	58
10001 to	11000	112	73	6	17	22	22	61
11001 to	12000	121	79	6	18	24	24	66
12001 to	13000	132	86	7	20	26	26	72
13001 to	14000	135	88	7	20	27	27	74
14001 to	15000	140	91	7	21	28	28	77
15001 to	16000	148	96	7	22	30	30	82
16001 to	17000	157	102	8	24	31	31	86
17001 to	18000	166	108	8	25	33	33	91
18001 to	19000	169	110	8	25	34	34	93
19001 to	20000	173	112	9	26	35	35	96
20001 to	21000	183	119	9	27	37	37	101
21001 to	22000	192	125	10	29	38	38	105
22001 to	23000	200	130	10	30	40	40	110

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
23001 to 24000	209	136	10	31	42	42	115
24001 to 25000	213	138	11	32	43	43	118
25001 to 26000	217	141	11	33	43	43	119
26001 to 27000	227	148	11	34	45	45	124
27001 to 28000	234	152	12	35	47	47	129
28001 to 29000	238	155	12	36	48	48	132
29001 to 30000	244	159	12	37	49	49	135
30001 to 31000	252	164	13	38	50	50	138
31001 to 32000	258	168	13	39	52	52	143
32001 to 33000	264	172	13	40	53	53	146
33001 to 34000	267	174	13	40	53	53	146
34001 to 35000	270	176	14	41	54	54	149
35001 to 36000	278	181	14	42	56	56	154
36001 to 37000	284	185	14	43	57	57	157
37001 to 38000	290	189	15	44	58	58	160
38001 to 39000	293	190	15	44	59	59	162
39001 to 40000	296	192	15	44	59	59	162
40001 to 41000	301	196	15	45	60	60	165
41001 to 42000	308	200	15	46	62	62	170
42001 to 43000	314	204	16	47	63	63	173
43001 to 44000	320	208	16	48	64	64	176
44001 to 45000	327	213	16	49	65	65	179
45001 to 46000	330	215	17	50	66	66	182
46001 to 47000	334	217	17	50	67	67	184
47001 to 48000	339	220	17	51	68	68	187
48001 to 49000	345	224	17	52	69	69	190
49001 to 50000	351	228	18	53	70	70	193
50001 to 51000	354	230	18	53	71	71	195
51001 to 52000	358	233	18	54	72	72	198
52001 to 53000	364	237	18	55	73	73	201
53001 to 54000	370	241	19	56	74	74	204
54001 to 55000	376	244	19	56	75	75	206
55001 to 56000	379	246	19	57	76	76	209
56001 to 57000	382	248	19	57	76	76	209
57001 to 58000	388	252	19	58	78	78	214
58001 to 59000	396	257	20	59	79	79	217
59001 to 60000	401	261	20	60	80	80	220
60001 to 61000	407	265	20	61	81	81	223
61001 to 62000	409	266	20	61	82	82	225
62001 to 63000	411	267	21	62	82	82	226
63001 to 64000	416	270	21	62	83	83	228

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
64001 to 65000	421	274	21	63	84	84	231
65001 to 66000	428	278	21	64	86	86	236
66001 to 67000	431	280	22	65	86	86	237
67001 to 68000	433	281	22	65	87	87	239
68001 to 69000	437	284	22	66	87	87	240
69001 to 70000	442	287	22	66	88	88	242
70001 to 71000	446	290	22	67	89	89	245
71001 to 72000	449	292	22	67	90	90	247
72001 to 73000	452	294	23	68	90	90	248
73001 to 74000	457	297	23	69	91	91	251
74001 to 75000	462	300	23	69	92	92	253
75001 to 76000	467	304	23	70	93	93	256
76001 to 77000	469	305	23	70	94	94	258
77001 to 78000	471	306	24	71	94	94	259
78001 to 79000	478	311	24	72	96	96	264
79001 to 80000	482	313	24	72	96	96	264
80001 to 81000	486	316	24	73	97	97	267
81001 to 82000	488	317	24	73	98	98	269
82001 to 83000	492	320	25	74	98	98	270
83001 to 84000	497	323	25	75	99	99	273
84001 to 85000	502	326	25	75	100	100	275
85001 to 86000	507	330	25	76	101	101	278
86001 to 87000	509	331	25	76	102	102	280
87001 to 88000	512	333	26	77	102	102	281
88001 to 89000	515	335	26	77	103	103	283
89001 to 90000	520	338	26	78	104	104	286
90001 to 91000	527	343	26	79	105	105	289
91001 to 92000	529	344	26	79	106	106	291
92001 to 93000	531	345	27	80	106	106	292
93001 to 94000	538	350	27	81	108	108	297
94001 to 95000	542	352	27	81	108	108	297
95001 to 96000	545	354	27	82	109	109	300
96001 to 97000	548	356	27	82	110	110	302
97001 to 98000	551	358	28	83	110	110	303
98001 to 99000	555	361	28	83	111	111	305
99001 to 100000	561	365	28	84	112	112	308

OVER \$100,000 AND UP: \$561.00 FOR THE FIRST \$100,000 PLUS \$3.10 PER EACH ADDITIONAL THOUSAND OR FRACTION THEREOF.

TABLE NO. 3-A – BUILDING PERMIT FEES (continued)

- NOTE:
1. The administrative issuance fee of \$50.00 applies to each permit.
 2. The minimum permit fee is \$14.00 (exclusive of Plan Check Fees and Zoning Check Fees).
 3. The Plan Check Fee is 65% of the Building Permit Fee.
 4. The Zoning Check Fee is based upon Planning Department requirements.
 5. If all sub-trades are issued as part of the primary residential permit issuance, the following fees will be in effect.
 - The Mechanical Permit Fee is 15% of the Building Permit Fee.
 - The Plumbing Permit Fee is 20% of the Building Permit Fee.
 - The Electrical Permit Fee is 20% of the Building Permit Fee.
 - The M P E Permit is 55% of the Building Permit Fee.
 6. If separate trade permits (electrical, plumbing, mechanical) are required or requested, fees shall be based upon contract valuation as designated in the Table.

**CHART OF MINIMUM VALUATION PER SQUARE FOOT
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING AND SAFETY**

OCCUPANCY AND TYPES		PER SQFT VALUE	OCCUPANCY AND TYPES		PER SQFT VALUE
1.	APARTMENT HOUSES:		7.	CHURCHES:	
	Type IA or IB*	73.00		Type IA or IB*	82.00
	Type II or			Type IIA	61.00
	Type V - Masonry	60.00		Type IIB	58.00
	Type V - Wood	53.00		Type IIIA	67.00
	Type I Bsmt Garage	31.00		Type IIIB	64.00
	(Balcony = 1/2 sq ft cost)			Type VA	62.00
				Type VB	59.00
2.	AUDITORIUMS:		8.	CONVALESCENT HOSPITALS:	
	Type IA or IB	87.00		Type IA or IB*	115.00
	Type IIA	63.00		Type IIA	80.00
	Type IIB	59.00		Type IIIA	82.00
	Type IIIA	66.00		Type VA	77.00
	Type VA	63.00			
	Type VB	59.00	9.	DWELLINGS:	
3.	BANKS:			Type V Wood > 4000 sf	64.00
	Type IA or IB*	123.00		Type V Wood ≤ 4000 sf	46.00
	Type IIA	90.00		Type V Masonry	63.00
	Type IIB	87.00		Bsmts, Finished	35.00
	Type IIIA	100.00		Bsmts, Unfinished	21.00
	Type IIIB	96.00	10.	EXHIBIT HALLS/CONVENTION CNTR	
	Type VA	90.00		Type IA or IB	50.00
	Type VB	86.00		Type IIA or VA	29.00
4.	BOWLING ALLEYS:			Type IIB or VB	28.00
	Type IIA	42.00		Type IIIA	33.00
	Type IIB	39.00		Type IIIB	32.00
	Type IIIA	46.00	11.	FIRE STATIONS:	
	Type IIIB	43.00		Type IA or IB	95.00
	Type VA	31.00		Type IIA	62.00
5.	CASINOS:			Type IIB	59.00
	Type IA or IB*	95.00		Type IIIA	68.00
	Type IIA	67.00		Type IIIB	65.00
	Type IIB	64.00		Type VA	64.00
	Type IIIA	72.00		Type VB	60.00
	Type IIIB	70.00	12.	HOSPITALS:	
	Type VA	65.00		Type IA or IB*	136.00
	Type VB	63.00		Type IIIA	112.00
6.	CLUBHOUSE/RECREATION BLDGS:			Type VA	107.00
	Type IIA	56.00	13.	HOTELS/MOTELS:	
	Type IIB	53.00		Type IA or IB*	82.00
	Type IIIA	61.00		Type IIIA	72.00
	Type IIIB	58.00		Type IIIB	69.00
	Type VA	56.00		Type VA	63.00
	Type VB	53.00		Type VB	62.00

* Add 0.8 % to total cost for each story over three ** Deduct 20 % for shell-only Bldgs

*** Deduct 11 % for Mini-warehouses

**CHART OF MINIMUM VALUATION PER SQUARE FOOT
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING & SAFETY
PAGE 2**

<u>OCCUPANCY AND TYPES</u>		<u>PER SQFT VALUE</u>	<u>OCCUPANCY AND TYPES</u>		<u>PER SQFT VALUE</u>
14.	INDUSTRIAL PLANTS:		20.	RESTAURANTS:	
	Type IA or IB*	47.00		Type IIA	80.00
	Type IIA	32.00		Type IIIB	78.00
	Type IIB	30.00		Type VA	74.00
	Type IIIA	36.00		Type VB	71.00
	Type IIIB	34.00			
	Type VA	34.00	21.	SCHOOLS:	
	Type VB	31.00		Type IA or IB	92.00
	Tilt-up	24.00		Type IIA	63.00
				Type IIIA	67.00
15.	LIBRIARIES:			Type IIIB	64.00
	Type IA or IB	96.00		Type VA	63.00
	Type IIA	70.00		Type VB	60.00
	Type IIB	67.00			
	Type IIIA	74.00	22.	SERVICE STATIONS:	
	Type IIIB	71.00		Type IIB	55.00
	Type VA	70.00		Type IIIA	58.00
	Type VB	67.00		Type VA	49.00
				Canopies	23.00
16.	MEDICAL OFFICES:		23.	STORES:	
	Type IA or IB*	99.00		Type IA or IB*	68.00
	Type IIA	76.00		Type IIA	41.00
	Type IIB	72.00		Type IIB	40.00
	Type IIIA	80.00		Type IIIA	51.00
	Type IIIB	77.00		Type IIIB	47.00
	Type VA	74.00		Type VA	42.00
	Type VB	72.00		Type VB	39.00
17.	OFFICES:		24.	THEATERS:	
	Type IA or IB*	88.00		Type IA or IB	91.00
	Type IIA	59.00		Type IIIA	66.00
	Type IIB	56.00		Type IIIB	63.00
	Type IIIA	64.00		Type VA	62.00
	Type IIIB	61.00		Type VB	59.00
	Type VA	60.00			
	Type VB	56.00	25.	WAREHOUSES: ***	
18.	PRIVATE GARAGES:			Type IA or IB	41.00
	Masonry	20.00		Type IIA	24.00
	Wood Frame	22.00		Type VA	24.00
	Open Carport	13.00		Type IIB / VB	22.00
				Type IIIA	27.00
19.	PUBLIC GARAGES:			Type IIIB	26.00
	Type IA or IB*	40.00	26.	CONVERSIONS:	
	Type IIA	23.00		Garage to Living	18.00
	Type IIIA	30.00		Carport to Living	25.00
	Type IIIB	27.00		Cov Patio to Living	25.00
	Type VA	28.00		Carport to Garage	7.00
				Finish Basement	21.00

* Add 0.8 % to total cost for each story over three ** Deduct 20 % for shell-only Bldgs
*** Deduct 11 % for Mini-warehouses

**CHART OF MINIMUM VALUATION PER SQUARE FOOT
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING & SAFETY
PAGE 3**

<u>OCCUPANCY AND TYPES</u>	<u>PER SQFT VALUE</u>	<u>OCCUPANCY AND TYPES</u>	<u>PER SQFT VALUE</u>
27. ADDITIONS:		32. AGRICULTURAL BLDGS:	
Room	35.00	Stables / Kennels	14.00
Finish Basement	29.00	Animal Shelters	14.00
Unfinished Basement	21.00	Storage Sheds	9.75
28. CARPORT/PATIO COVER ADDITIONS:		33. FIREPLACES (Unit Cost):	
(Add flatwork cost if no existing floor)		Standard Single	1834.00
Alum / Steel	5.00	Double	2755.00
Wood	9.00	Triple Sided	3676.00
Wood Lattice	7.00	Free Standing Stove	861.00
Balcony / Sun Deck	15.00	Free Standing BBQ	1377.00
Screen Room	14.00	Precast Tilt-up	1533.00
29. EQUIPMENT:		34. FENCES:	
Air Conditioning:		Chain Link	1.25
Commercial	4.75	Ornamental Iron	2.50
Residential	3.75	Block	5.50
Sprinkler System	2.25	Brick / Stone	7.00
30. SWIMMING POOLS / SPAS:		Concrete	4.25
Based on contract valuation		Wood, Solid	1.25
		Wood, Picket / Grape	0.75
		Retaining Walls	6.25
31. FLATWORK:		35. ROOFING:	1.75 sqft
Pool Kool Decking	4.00		
Concrete	4.00	36. TRAILER / MOBILE HOME PARKS:	
Brick Paving / Vaneer	7.00	Contract Price	
Asphalt	1.25		

NOTE: The permit cost is based upon the calculated construction valuation or contract price, whichever is higher. The values shown may be changed without notice to reflect a more realistic valuation

* Add 0.8 % to total cost for each story over three ** Deduct 20 % for shell-only Bldgs
*** Deduct 11 % for Mini-warehouses

TABLE 3-B - GRADING FEES

Issuance Fee - \$50.00

Grading Permit Fees:

Clearing and Grubbing- \$25.00 minimum for each permit up to 50 acres, plus \$6.00 per additional 50 acres or portion thereof.

Earth Moving - \$25.00 minimum

50 cubic yards or less - \$25.00

51 to 100 cubic yards - \$29.00

101 to 1000 cubic yards - \$29.00 for the first 100 cubic yards, plus \$15.00 for each additional 1000 cubic yards or fraction thereof.

1001 to 10,000 cubic yards - \$164.00 for the first 1,000 cubic yards, plus \$12.85 for each additional 1,000 cubic yards or fraction thereof.

10,001 to 100,000 cubic yards \$28100 for the first 10,000 cubic yards, plus \$68.13 for each additional 10,000 cubic yards or fraction thereof.

100,001 cubic yards or more - \$893.00 for the first 100,000 cubic yards, plus \$31.43 for each additional 10,000 cubic yards or fraction thereof.

Grading, Clearing and Grubbing prior to Obtaining a Permit

An additional fee of \$150.00 for each 100 acres or fraction thereof shall be levied when a grading or clearing and grubbing operation has commenced prior to obtaining a permit.

**TABLE 3-C
OTHER FEES AND CHARGES**

1. **Moving Permit moving within or into the City):** \$300.00 for each building or structure (or portion thereof).
2. **Moving Permits (moving out of the City):** \$62.00 plus administrative issuance and zoning fees, for each building or structure (or portion thereof).
3. **Certification and Certificate of Occupancy Fees:** \$50.00 per dwelling unit, guest room or tenant space. For more than four units, the fee shall be \$200.00 plus \$10.00 per additional dwelling unit in excess of four.
4. **Additional Plan Review Service Charge:** \$75.00 per hour or any part thereof. An additional \$100.00 per hour is charged if the review is done on overtime requested by the applicant.
5. **Inspections Outside of Normal Business Hours:**
 - (a) \$80.00 per hour if contiguous to work hours (minimum, 1 hour).
 - (b) Same-day (Express) inspections by appointment during regular working hours will be charged at the rate of \$100.00 per hour, minimum, with \$25.00 for each additional quarter hour or portion thereof. Express inspections after regular working hours will be charged at the rate of \$150.00 per hour minimum, and \$37.50 for each additional quarter hour or portion thereof.
 - (c) Planned Saturday callouts will be a minimum of three hours (\$240.00) and \$80.00 an hour for each hour or portion thereof over three hours.
 - (d) Emergency after hours calls (with less than 12 hours notice) and Holiday callouts will be \$240.00 for a three hour minimum, and then an additional \$80.00 for each hour or portion thereof over three hours.
 - (e) Fire investigations for permits: \$100.00, for the first hour, then \$80.00 per hour thereafter.
6. **Reinspection Under Provisions of Section 305.8:** \$75.00
7. **Demolition Permit Fee:** \$62.00, or estimated value of demolition contract, whichever is higher, plus administrative issuance and zoning fees. NOTE: Some demolitions may require the issuance of a sewer investigation permit, whose fee is the same as for a demolition permit.
8. **Expired Permit:** Permit fees for renewal/issuance for an expired permit shall be per Section 303.4

Exception: Where only final inspections are incomplete, the fee to renew the permit shall be \$50.00 per trade (i.e. Building, Mechanical, Plumbing, Electrical), when approved by the Building Official.

9. **Special Investigation:** \$100.00 or \$100.00 per hour, whichever is greater. The Special Investigation results may generate a request for a review from the Building Official's Hearing Committee.
10. **Product Approval Fee:** \$500.00 submittal fee, plus \$100 per hour for review and evaluation of a building product not yet approved by the International Code Council (ICC).
11. **Amusement Ride Certificate:** \$250.00 (on an annual basis from date of issuance).
12. **Change of address:** If address change is requested by the applicant / owner after permits have been issued, a \$350.00 Administrative Processing Fee per address will be charged.
13. **Change of Contractor:** \$50.00 (plus the administrative issuance fee).
14. **Request for Review from the Building Official's Hearing Committee or Appeal to City Council:** \$100.00.
15. **Special Occupancy Verification:** \$100.00, which includes research time, calculations, and resulting letter.
16. **Administrative Issuance:** \$50.00.
17. **Deferred Submittals:** \$100.00 for each deferred submittal, plus review time and administrative fee.
18. **Fees and Charges for Noncompliance Relating to Special Inspection Agencies, Special Inspectors and Steel Fabricators:** As set forth in Table No. 3-D.

Table No. 3-D
Administrative and Investigative Fees
Relating to Special Inspection Agencies,
Special Inspectors and Steel Fabricators

Approved SI Agency	Special Inspector	Approved Steel Fabricator
Performance of Special Inspection activities on a site without an approved permit. \$400.00 ea occurrence	Performance of Special Inspection activities on a site without an appropriate permit. \$100.00 ea occurrence	Failure to perform necessary inspection activities. \$250.00 ea occurrence
Performance of Special Inspection activities by an unapproved person. \$400.00 ea occurrence	Performance of Special Inspection activities when not approved for inspection items. \$100.00 ea occurrence	Failure to document inspection activities. \$250.00 ea occurrence
Failure of agency to perform necessary Special Inspection activities. \$250.00 ea occurrence		
Failure of agency to document Special Inspection activities \$250.00 ea occurrence		

10-16-06